

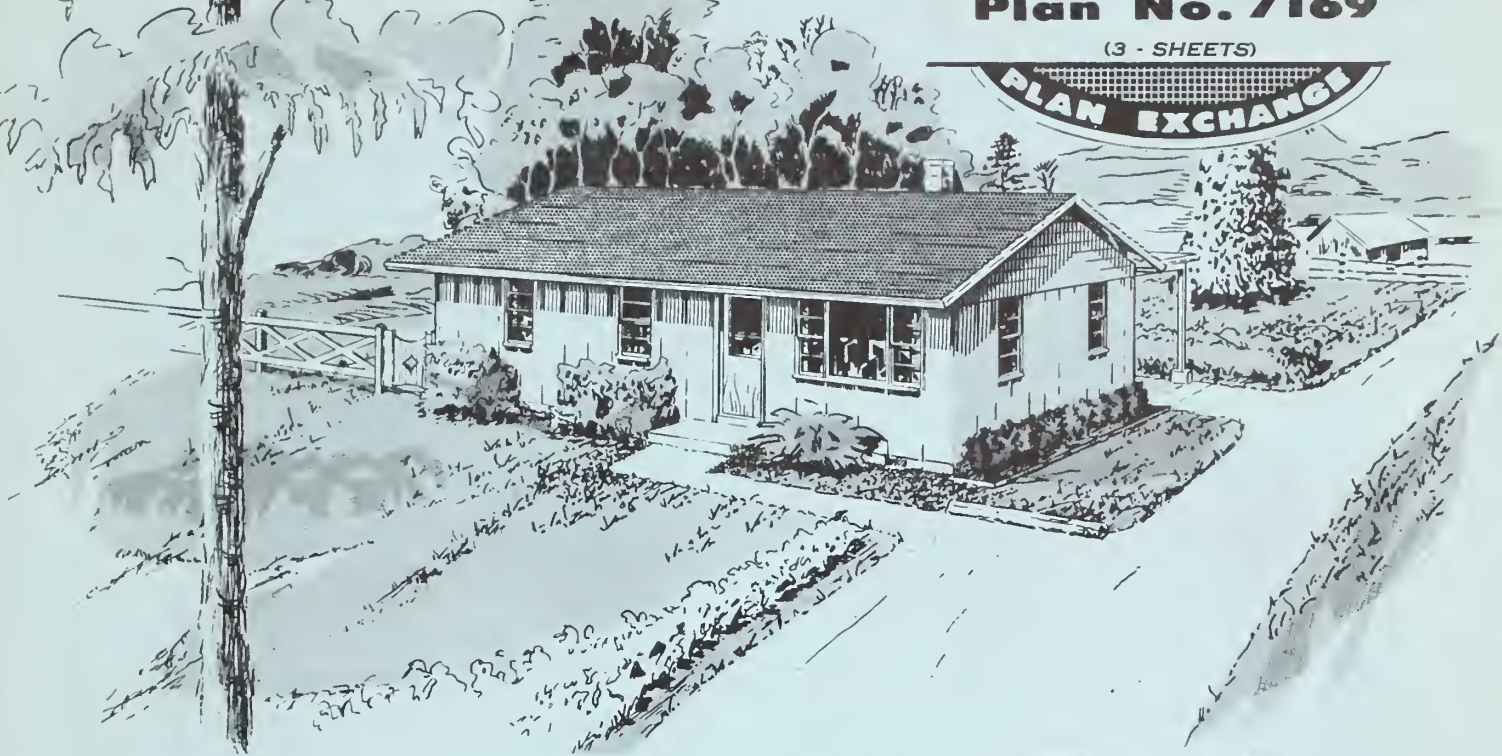
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3-Bedroom FARMHOUSE

COOPERATIVE FARM BUILDING
Plan No. 7169
 (3 - SHEETS)
PLAN EXCHANGE



Careful planning produced this simple, compactly arranged three-bedroom house that contains many of the desirable features of larger, more expensive homes. The kitchen-dining area connects smoothly with the outside carport, which can double as a patio for entertaining company. The washing machine is located where it can be curtained from view, yet it is convenient to the bedrooms and to the back door. In bad weather clothes may be hung in the carport to dry.

Utilities—bath, hot water, heat, and kitchen—are concentrated to minimize not only the cost of installation but also the cost of operation.

Although closets are limited in size and number, they can, with special planning, fulfill the storage needs of a growing family and make efficient use of the space they occupy.

House Area	Square Feet
Living.....	960
Carport.....	296



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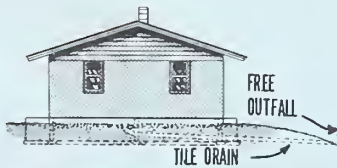
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GRADES FOR A CRAWL SPACE



Steps are dangerous, costly, and inconvenient.



Eliminate steps; provide a tile drain to a free outfall.

Crawl spaces provide a place for convenient distribution of heat, electrical power, and water. Wood floors over crawl spaces are easy to build, warm, and resilient. Too often floors are built high above the ground.

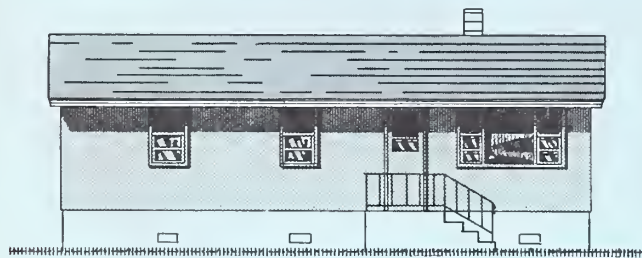
A house with the crawl space excavated into the ground has the same low level, pleasing lines as a

slab-on-grade house. When grading for the crawl space, consider using tile drains in locations that permit proper drainage. It is easier to bury a tile drain once than it is to climb steps into a house for 50 years.

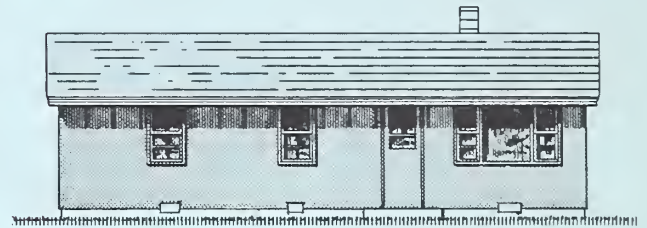
A damp crawl space may cause mold growth, odor, and buckling floors. Prevent crawl-space dampness with—

VENTILATION: Install at least four 8- by 16-inch grills in the foundation to allow air movement through the crawl space. Vents may be located in joist headers.

GROUND COVER: Cover the earth beneath the floor with 55-pound roll roofing or 6-mil polyethylene.



A house with steps may be necessary in areas with high water tables.



A house with an excavated crawl space nestles to the ground.

ARRANGING THE CARPORT

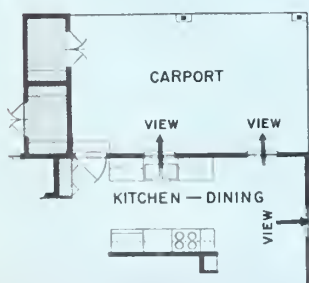
A carport facing the front is open to public view. When hidden behind the house, as in plan No. 7169, it can be used to store not only the car but also the bicycles, lawn mower, and sundry other items that tend to accumulate in this place.

The location of the carport influences the interior arrangement of a house. House plan No. 7169 is adapted to a parallel-wall kitchen. The view from the kitchen window is through the carport, a disadvantage that is somewhat offset by the window in the end of the dining room. House plan No. 7168, with the carport on the end, gives a kitchen arrangement like that shown below on the right.

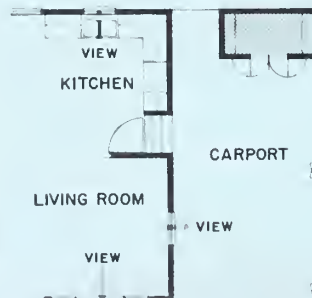
Before selecting the plan for your house consider the view, the exterior appearance, the use to be made of your carport, and the drainage of your building site.

One plan is better than the other only when it is better adapted to the building site and to your family living.

Complete working drawings may be obtained through your county agricultural agent or from the extension agricultural engineer at most State agricultural colleges. There is usually a small charge.



PLAN NO. 7169



PLAN NO. 7168

ORDER PLAN NO. 7169, 3-BEDROOM FARMHOUSE

If the working drawings are not available in your State, write to the U.S. Department of Agriculture, Agricultural Engineering Research Division, Plant Industry Station, Beltsville, Md. The U.S. Department of Agriculture does not distribute drawings, but will forward your request to a State that does distribute them.

Developed by:
 AGRICULTURAL ENGINEERING RESEARCH DIVISION
 AGRICULTURAL RESEARCH SERVICE

